

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 3

DATE
2-9-2012

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. LMA04532

ADDRESS OF PREMISES 1441 Main Street, Springfield, MA 01103-1406

THIS AGREEMENT, made and entered into this date by and between SIS Center, Inc.

whose address is SIS Center, Inc.
1441 Main Street
Springfield, MA 01103-1406

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish the commencement and termination date of this Lease, and adjust the rent, commission and commission credit based on the final TI cost.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

I. Paragraph 2 of the Standard Form 2 of the Lease is deleted in its entirety and replaced as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 1, 2011 (rent commencement date) through August 31, 2021, subject to termination rights as may be hereinafter set forth."

II. Paragraph 10 of the Standard Form 2 of the Lease is deleted in its entirety and replaced as follows:

"10. The tenant build out cost of \$452,423.00, (actual cost of Tenant Improvements as approved per SLA # 2 dated May 11, 2011), is amortized for a period of 5 years at 7.0%. Therefore, the amortized tenant build out costs are \$107,502.21 per annum."

III. Paragraph 5 of the Standard Form 2 of the Lease is deleted in its entirety and replaced as follows:

"5. THE GOVERNMENT SHALL PAY to the Lessor, commencing on the Commencement Date and payable via Electronic Funds Transfer, rent as follows:

Years One through Five: Annual Rent in the amount of \$338,049.24, payable in the amount of \$28,170.77 per month in arrears, plus CPI adjustments after the first year, if applicable;

Years Six through Ten: Annual Rent of \$250,915.50, payable in the amount of \$20,909.63 per month in arrears, plus CPI adjustments, if applicable, to:

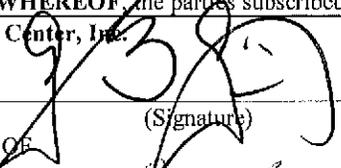
SIS Center, Inc.
1441 Main Street
Springfield, MA 01103-1406

Rent for a period of less than one month shall be prorated on a per diem basis."

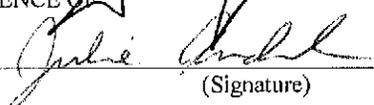
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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: SIS Center, Inc.

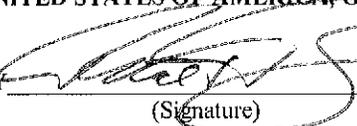
BY  (Signature)

Head of US Real Estate (Title)

IN PRESENCE OF  (Signature)

12000 Horizon Way, Mount Laurel, NJ (Address) 08054

UNITED STATES OF AMERICA, General Services Administration

BY  (Signature)

Contracting Officer (Official Title)

- IV. Paragraph 6 of the Standard Form 2 of the Lease, as amended in Paragraph A of SLA # 1, is deleted in its entirety and replaced as follows:

"6. COMMISSION AND COMMISSION CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of the lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forgo [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. The total amount due the Broker is [REDACTED]. The amount paid to Broker as of the date of this SLA is [REDACTED], leaving a balance due of [REDACTED].

Notwithstanding Paragraph 5 of the Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First month's Rental Payment of \$28,170.77 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$28,170.77 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$28,170.77 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$28,170.77 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent."

- V. All other terms and conditions remain in full force and effect.

END OF SLA # 3